

Spencer County Plan Commission  
Meeting Minutes  
September 25, 2008

The Spencer County Plan Commission held its monthly meeting on Thursday, August 28, 2008. Members in attendance were Nathan Helms, Charlie Waninger, Rex Winchell, Bobby Cochenour, Al Logsdon and Scott Sublett. Members absent were Steve Sisley, Nicholas Held and Pete Rapp.

Chairman Nathan Helms called the meeting to order at 7:20pm. A copy of August minutes that were mailed out stand approved as presented.

New Business:

Nathan Helm said the board was asked by the BZA to review the square footage requirements for a residence. Currently we require a Special Exception Grant for square footage between 760 sq ft and 950 sq ft. The current requirement is for any type residence not only mobile homes. Administrator Cail handed out the square footage requirements from nearby cities and counties. Nathan Helms said that it used to be a 12X60 Mobile Home was standard which is 720 sq ft. Nathan Helms said it appears that the current regulations are targeting older Mobile Homes which usually include low income and or people that are least able to pay the other type is young people that are starting out and saving for a bigger home. The idea behind the current requirement was to keep people from living in campers. One concern with doing away with the special exception is that a GIS address and septic would be approved the residents could use those to build a new house without notifying the county. It was pointed out that someone could do the same with 951 sq ft residence and you still wouldn't know it. Fancies Lueken asked what the difference was between the permits. Administrator Cail said cost wise both types of permits balanced out the cost for Special Exception Grant was \$50.00 and Building Permit was \$80.00. The biggest difference was the time for a Special Exception Grant you had to advertise and have a public meeting. Al Logsdon made a motion to table this issue with the recommendation of 720 square foot being the minimum until Theresa and everyone had time to think about possible problems and then at the next meeting we would have had a month to think about it and we could adopt something. Rex Winchell 2<sup>nd</sup> motion passed to table until next month all in favor.

Old Business:

Tara Lloyd, Spencer Co. Engineer was in attendance and had questions about the recommendations for changes on the Maintenance Bond that was given to the County Commissioners. Mrs. Lloyd said she didn't feel like utilities should be included in the Performance Bond. Attorney Wetherill said this was for utility right of ways and not the utilities themselves. Mrs. Lloyd said she does think changing the Performance Bond and Maintenance Bond is a good thing, however she has some concerns, one is there is no time limit on how often the developer can make a request. Nathan said it was to start at 25% , 50% up to 75%. Mrs. Lloyd said her next question is when a does the full release occur 2yrs, 5yrs.? Nathan said when all the lots were sold so the county would be protected. Tara said she understood the plan commission was trying to protect the county and be fair to the developer to encourage development in the area, she wanted to make sure the Commission understood that if the Maintenance Bond lasted until all the lots were sold that could take many years to sell every lot and the county would not take over the roads until then. Her concern is that if a majority of the lots were sold the resident would be calling her office wanting county services for that road and they would not be eligible until the county assumes responsibility for the road. After a short discussion was decided that the county could safely assume the liability for 15 % undeveloped lots with the County Engineer approval. Scott Sublett made a motion for Particle release of the Maintenance Bond at 25%, 50% and 75%, full release would occur at 85% with approval from the County Engineer, Bob Cochenour 2<sup>nd</sup>, motion passed all in favor.

Frances Lueken said that the study for the new US 231 Corridor was finished and a copy could be picked up at the LEDC office. He passed out a page from the book 17.0 Examples of Zoning for the Corridor for the plan commission to review and think about.

Motion made to adjourn the meeting by Bob Cochenour, 2<sup>nd</sup> by Scott Sublett, all in favor.

Meeting adjourned at 8:15pm.

Next meeting October 23, 2008 @ 7:00pm immediately following the BZA meeting. The board decided that if nothing else was on the agenda they would decided on square footage at the next needed meeting.